



December 3, 2012

**R05-13-R-013**

Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Ave, Suite 500  
Silver Spring, MD 20910-3439

**Re: FY13 United States Environmental Protection Agency (EPA) \$1,000,000 Brownfields Revolving Loan Fund Grant Proposal Submitted by the City of Indianapolis' Department of Metropolitan Development (DMD)**

Dear Mr. West:

I am pleased to submit the attached FY13 EPA Brownfields Revolving Loan Fund Grant Proposal in response to RFP No.: EPA-OSWER-OBLR-12-08 via Catalog of Federal Domestic Assistance (CFDA) No. 66.818. This proposal is for \$1,000,000 to capitalize a RLF program to fund brownfields cleanup across the City.

The City of Indianapolis Department of Metropolitan Development's Brownfield Redevelopment Program is excited at the opportunity to continue neighborhood revitalization efforts currently underway across the city. This grant will allow the City to establish a sustainable source of funding for brownfields cleanup activities.

County-wide, there are a considerable number of unutilized and underutilized properties due to environmental contamination. The high cost of remediation for these sites dissuades potential developers and encourages greenfield development, decreasing open-space around the city and increasing urban sprawl. In order to promote infill development and protect shrinking green space in the city, the environmental barriers to brownfields redevelopment must be removed. By establishing a RLF program, Indianapolis hopes to achieve this goal. This will not only have economic and social benefits associated with redeveloped neighborhoods, but will remove threats to human health associated with brownfields. As many of these sites are located in underprivileged neighborhoods with high prevalence of sensitive populations, remediation can have a significant impact on residents' health.

The City will leverage a past EPA Assessment grant to identify potential borrowers and project sites for which RLF money can be targeted. Currently, there is not an adequate source of brownfields cleanup funding in the area. By receiving this grant, the City of Indianapolis will be given the necessary resources to spur economic development and neighborhood revitalization currently inhibited by brownfields.

The following information is provided as required.

1. **Applicant Identification:** City of Indianapolis  
Department of Metropolitan Development  
Brownfield Redevelopment Program  
200 East Washington Street, Room 2042  
Indianapolis, IN 46204-3328
2. **DUNS Number:** 067890848
3. **Funding Requested:**



- i) Grant Type: Brownfields RLF Grant
- ii) Funds Requested: \$1,000,000
- iii) Contamination: \$250,000 Petroleum and \$750,000 Hazardous Substances
- 4. **Location:** Indianapolis, Marion County, Indiana
- 5. **Contacts:**
  - a. Project Director: Steven A. Meyer – Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
200 East Washington Street, Room 2042  
Indianapolis, IN 46204-3328  
T: (317) 327-5845 Fax: (317) 327-5908  
[.meyer@indy.gov](mailto:.meyer@indy.gov)
  - b. Chief Executive / Highest Ranking Elected Official:  
Mayor Gregory A. Ballard – City of Indianapolis  
City County Building, Suite 2501  
200 East Washington Street  
Indianapolis, IN 46204  
T: (317) 327-3601 Fax: (317) 327-3980  
[.ballard@indy.gov](mailto:.ballard@indy.gov)
- 6. **Date Submitted:** Monday, December 3, 2012
- 7. **Project Period:** 5 years
- 8. **Population:**
  - i) 820,445 (2010 US Census for City of Indianapolis)
  - ii) Not Applicable, as applicant is a municipal government entity (city)
- 9. **Special Considerations Checklist (Attachment E) is attached to this transmittal letter.**

Should you have any questions or concerns regarding the City's proposal, please direct them to Steven A. Meyer, Brownfield Redevelopment Coordinator for the City of Indianapolis. He may be reached at (317) 327-5845 or via email at [.meyer@indy.gov](mailto:.meyer@indy.gov).

Thank you,

Adam Thies, AICP  
Director, Department of Metropolitan Development  
City of Indianapolis

## V.B. RANKING CRITERIA FOR REVOLVING LOAN FUND GRANTS

**1. Community Need:** Indianapolis-Marion County has a strong history of a manufacturing base driven by a diverse urban workforce. Beginning in the middle of the 20th century, however, growth expanded toward the suburbs and many businesses and non-minority residents left the urban core. Many urban neighborhoods continue to face closure of commercial and industrial facilities, job loss, lack of new investment, and persistent threat of environmental contamination. A key component of economic recovery and future growth for Indianapolis is the redevelopment of the numerous brownfields concentrated within its urban core. Consistent with this objective, the City has embraced adoption of the “Livability Principles” developed under the EPA/HUD/DOT Partnership for Sustainable Communities. As part of the 2002 update to the City’s Comprehensive Plan, for example, several value statements were identified that align with the Livability Principles. These are (i) balanced land use to promote livable communities, (ii) maintenance of established areas to retain and regain their value and unique identity, (iii) maintenance of a healthy environment, (iv) expansion of the transportation system to include a variety of options, (v) development of a strong, diverse economy, and (vi) respect of historic structures and neighborhoods. The establishment of a Brownfield Revolving Loan Fund will support a key step in reaching the City’s redevelopment goals; providing financial assistance to businesses and organizations that intend to redevelop brownfields in priority areas that are negatively impacting the health and welfare of sensitive populations, the environment, and the economic state of the city.

**1a. Health, Welfare, and Environment** - Funded by a 2010 HUD and U.S. EPA grant, the City began development of a GIS-based *Brownfields Inventory* which identified 1,614 confirmed or suspected brownfields located within Indianapolis-Marion County. Most of the brownfield properties are concentrated along commercial corridors, the downtown business district and its surrounding low-income neighborhoods. Indianapolis’ brownfield sites pose health threats to nearby sensitive human populations due to dermal contact, ingestion of contaminated soil or water, or inhalation of airborne particulates and volatiles. The principal health and welfare concern for the City is Center Township, Indianapolis’ urban core comprised of downtown and surrounding residential neighborhoods, where 77% of the County’s brownfields are concentrated.

**Table 1** lists the potential health effects associated with six priority brownfield sites identified by the City as well as each site’s former use and suspected, or known, contaminants. These sites were chosen based on previous assessment activities, interest of the property owners in borrowing from the RLF, redevelopment potential, potential to have a catalytic effect on neighborhood revitalization and alignment with the Livability Principles.

Four of the six priority brownfield sites are located within Center Township in close proximity to residential neighborhoods, schools, and/or parks where sensitive populations are exposed to contaminants through dermal contact, the inhalation of airborne particulates, and vapor intrusion pathways. The former **Carrier-Bryant** site is located in a primarily African American community (83.2%, U.S. Census 2010) with significant unemployment (23.1%, U.S. Census 2010) that is also the target for the City’s proposed FY13 EPA Area-Wide Planning grant. This property is directly adjacent to a large residential area, and is near a park (1800 ft away), two schools (630 ft and 1400 ft away), and three major city waterways; White River, Fall Creek, and Central Canal (0.1-0.6 mi away). The **PR Mallory** site is located on East Washington Street, a major industrial and commercial corridor suffering from considerable unemployment (21.1%, U.S. Census 2010). This property is adjacent to area residences. The **National Design Factory** and **City Plating** sites are located within the Smart Growth Redevelopment District (SGRD), an area that was the target of a 2010 HUD/DOT/EPA Sustainable Communities grant for sustainable, smart, and transit-oriented development planning. The Smart Growth District

(85.5% minority, 22.4% unemployment, U.S. Census 2010) is located along the Monon Trail, a major, multi-modal transportation corridor, and contains two schools and three parks. This area is also a target for the City's Indy Rezone initiative, funded by a 2010 HUD Community Challenge Planning Grant, to update the City's zoning requirements to redevelop a more sustainable built environment. The **Central State Hospital** and **Shell Bulk Oil** sites are located in predominately Hispanic neighborhoods (14.2-36.9%, U.S. Census 2010) and are near both the White River and Eagle Creek (0.2 – 0.5 mi away), two important and sensitive waterways. All these sites are negatively impacting nearby sensitive populations by potentially exposing them to a variety of dangerous contaminants and contributing to the economic decline in many of these neighborhoods.

**Table 1. Priority Brownfield Sites**

Site / Address / Size / Neighborhood <sup>a</sup>	Former Use / Contaminants	Health Affects
<b>Carrier-Bryant</b> / 1100 W 21 <sup>st</sup> St., 1139 W 23 <sup>rd</sup> St. / 19 ac. / United Northwest Area	Heating and A/C manufacturing; chemical storage / Metals; Haloalkanes	Weakness, brain damage, and gastrointestinal and renal effects
<b>PR Mallory Site</b> / 33 Moore Ave / 5.9 ac. / Near Southeast	Metal and battery manufacture / Metals (esp. lead)	Weakness, brain damage, and gastrointestinal and renal effects
<b>Central State Hospital</b> / 2800-3000 West Washington Street / 150 ac. / Near Westside	State hospital / Asbestos; ash	Respiratory effects, including cancer
<b>National Design Factory</b> / 22 <sup>nd</sup> St and Monon Trail / 3.4 ac. / Martindale-Brightwood	Auto design and manufacture / VOCs; SVOCs; Metals; PAH	Poor coordination/impeded movement, dermatologic, neurological and respiratory effects, liver / kidney damage; weakness, headache, depression and fatigue
<b>City Plating</b> / 29 <sup>th</sup> and Monon Trail / 1.5 ac. / Martindale-Brightwood	Metal plating / VOCs; SVOCs; Metals; PCBs	Poor coordination/impeded movement, dermatologic, neurological and respiratory effects, liver / kidney damage; weakness, headache, depression and fatigue, brain damage, and gastrointestinal and renal effects
<b>Shell Bulk Oil</b> / 2121 W Michigan St / 4.8 ac. / Near Westside	Oil storage / VOCs; SVOCs; PAHs	Poor coordination/impeded movement, dermatologic, neurological and respiratory effects, liver/kidney damage

<sup>a</sup>All sites are located within Center Township except the Shell Bulk Oil and Central State properties which are located within Wayne Township

**Cumulative Environmental Issues:** In addition to impacts by specific brownfields sites, environmental issues such as the siting of industry among Indianapolis' residential neighborhoods, density of highways and interstates among and around Indianapolis' urban core, and storm water runoff from brownfield sites into urban streams combine to pollute Indianapolis' air, water, and land – disproportionately impacting sensitive populations within the City's core neighborhoods. One such impact is the former lead smelter in the primarily residential Martindale-Brightwood neighborhood. The City has identified migration of contaminants from brownfields to area waterways as a health and welfare concern. Storm water discharge accumulated from brownfields located near urban waterways, presents a threat to the water quality (dissolved oxygen, toxicity, etc.), sediments and health of residents who use the waterways for fishing or recreation and may be exposed to contaminated water and/or sediment. Using the RLF Grant to support the remediation and redevelopment of brownfields in the urban core will begin to address the disproportionate health and welfare impact of these sites on the already overburdened populations in Indianapolis' urban core.

**Health and Welfare of Sensitive Populations:** As seen in **Table 2**, Indianapolis-Marion County has higher numbers of low-income, sensitive populations (minorities, the elderly, children, new mothers, and women of childbearing age) than Indiana and the Nation. Marion County consists of 34.8% minorities, significantly higher than the State (13.9%) or country (25.2%). Of those

minority populations, African Americans are by far the most prevalent. The County is home to a relatively young population (median age 33.9) with a high incidence of children under 5 years old (7.5% compared to 6.7% for Indiana and 6.5% for the U.S.). While there are fewer individuals over 65 years of age in the County, there are marginally higher rates of females of child bearing age and women who have given birth in the last 12 months.

Table 2. Demographic Data			
	Marion County	Indiana	Nation
Population	903,393	6,483,802	308,745,538
Minority	<b>34.8%</b>	13.9%	26.7%
Black or African American	26.7%	9.1%	12.6%
Hispanic or Latino	9.3%	6.0%	16.3%
Median Age	<b>33.9</b>	37.0	37.2
Under 5 years old	<b>7.5%</b>	6.7%	6.5%
Females of Child-bearing Age (15-50)	26.7%	24.1%	24.7%
Women (15-50) Who've Given Birth in Last 12 Mos.	<b>6.2%</b>	5.7%	5.4%
65 Years or Older	10.6%	13.0%	13.0%

Sources: U.S. Census Bureau, 2010; American Community Survey, 2010

Asthma hospitalization rates for Marion County (83.6 visits per 10,000 people, 2009) were higher than both the state (49.8, 2009) and country (59.2, 2006-2008). The County's hospitalization rate increased 64% between 2005 and 2009. In Marion County, 9.2% of all infants are born with low birth weight (< 5lbs 8oz), compared to 8.1% for Indiana and 8.2% for the U.S. (*County Health Rankings and Roadmaps Program; Centers for Disease Control*). Infant mortality rates from 2005 in the county (10.0 / 1,000 births) were higher than both the state (8.0) and nation (6.8). Within Marion County, infant mortality was much higher among blacks (14.3) than whites (8.0) (*Marion County Health Department, 2008*).

**1b. Financial Need** - Indianapolis' economic prosperity has historically been tied to industry. As the City's manufacturing base has crumbled, the loss of employment opportunities and tax dollars available for reinvestment in the community has resulted. The City is facing an ever-tightening budget as property values decline and local income tax revenue plummets. Redevelopment of brownfield sites in the urban core will provide impoverished residents with much needed employment opportunities, reduce poverty, and increase the City's property and income tax base. The City's first financial concern is the lack of quality employment opportunities, which disproportionately affects impoverished neighborhoods in the urban core. Every economic indicator shown in **Table 3** conveys the significance of the economic distress endured by residents of Marion County, relative to the State and Nation. Specifically, the County's poverty rate (17.3%) and rate of children in poverty (32.4%) are significantly higher than those for Indiana (13.5% and 23.0%) and the U.S. (13.8% and 22.5%). Furthermore, the median household income in the County is over \$11,000 less than that of the Nation.

Table 3. Financial Need Data			
	Marion County	Indiana	Nation
Unemployment	10.0%	8.4%	8.2%
Poverty Rate	<b>17.3%</b>	13.5%	15.1%
Children (<18 years) in Poverty	<b>32.4%</b>	23.0%	22.5%
Per Capita Income	\$22,506	\$23,524	\$26,708
Median Household Income	<b>\$38,959</b>	\$44,613	\$49,445

Sources: U.S. Census Bureau, 2010; American Community Survey, 2010; American Community Survey, 2011; Bureau of Labor Statistics

**Economic Impact:** Brownfield redevelopment has enormous potential to provide much needed quality employment opportunities in areas of high poverty and increase the City's tax revenues. Between 2001 and 2010, Marion County lost 37,110 jobs (*Bureau of Economic Analysis*). The recent closure of four major auto plants (in 2005, 2009, 2010, and 2012) has caused the loss of

over 6,500 jobs alone. In fact, although manufacturing jobs still constitute 8% of private employment, the sector has shrunk 16.08% over the last 5 years. As manufacturing accounts for 15% of the wages of the region, these job losses have an outsized economic impact. Redeveloped brownfields can meet the demand for advanced manufacturing, technology, and information sector employment which has continued to grow in Indianapolis – providing a needed source of quality employment opportunities and additional tax revenue. Conversely, failure to remediate and redevelop contaminated or abandoned properties depresses property values, further decreasing the City's property tax revenue.

**Limited alternative funds:** An additional component of the City's financial need is the decrease in operating revenue. Indiana recently revised its property tax codes to provide phased property tax cuts for both residents and businesses, resulting in a major reduction of the City's property tax revenue. The City projects that property tax revenue will decrease by an additional \$3 million in 2013. Indianapolis' Brownfield Redevelopment Program (BRP), administered through the Department of Metropolitan Development (DMD), works diligently to identify, assess, cleanup, and redevelop contaminated sites across the city. However, the program's resources are insufficient for the community need. The City does not have sufficient funds to cleanup, or aid in the cleanup of, contaminated sites. DMD's funding has decreased by 32% (from \$45 million in 2007 to \$31 million in 2012) compared to a drop in total city expenditures of 14.5% (\$1.047 billion in 2007 to \$895 million in 2012). The proposed 2013 budget for DMD is \$31.9 million, of which, only \$876,000 is budgeted for the BRP. The City's budget for the BRP has decreased considerably in the last several years even though the BRP is the primary City program for removing the barriers to redevelopment and returning sites to productive use. The need for cleanup funds far exceeds the financial resources required to address these problems within BRP's budget. Furthermore, many private developers who own contaminated sites often do not have the funds on hand for cleanup and most traditional lenders are reluctant to make loans for activities with such high risk and low potential return on investment. Additionally, while the BRP has received \$740,000 in state and federal grants (including \$400,000 in EPA Brownfield Assessment money and \$200,000 in EPA Brownfield Cleanup funds) these dedicated grants are site specific and the BRP does not have the discretion to apply these funds to other sites. Through the establishment of a RLF, the City could finally provide a reliable and sustainable funding source for developers and community groups to clean up brownfields.

## **2. Program Description and Feasibility of Success**

**2ai) Program Description:** Funds from the Brownfields RLF will allow the City to improve the livability of Indianapolis for sensitive populations and will work with other brownfields initiatives currently being pursued by the BRP to sustainably redevelop brownfield sites. These activities include brownfield site assessment, community outreach and education, and grant implementation for community-wide planning, assessment, and remediation.

**Loan Underwriting and Administration:** BRP staff will work with a financial management consultant, serving as loan administrator and underwriter to develop reasonable and prudent loan offerings, loan structures, and loan administration plans. Underwriting guidelines will be used to evaluate:

- *Reasonableness of Project Costs.* The BRP will request a detailed breakdown of all project costs from the applicant and each element will be reviewed for reasonableness.
- *Financial Commitments.* The loan administrator will review all projected funding sources necessary to carry out the cleanup and redevelopment projects. The project team can advise the potential borrower of the various opportunities to bundle and leverage other project funding. The underwriting procedures will verify that: (1) sufficient sources of funds have been identified to finance the project; (2) all participating parties providing those funds have

affirmed their intention to make the funds available; and (3) the participating parties have the financial capacity to provide the funds.

- *Non-replacement of Private Financing.* Direct loans through the RLF should not replace private financing options if available. To reach this determination, the loan administration consultant will conduct a financial analysis of the project, including revenues, expenses, debt service and returns on equity investments in the project. The extent of this review should be appropriate for the size and complexity of the project and should use industry standards for similar projects, taking into account the unique factors of the project such as risk and location, to determine if non-federal financing is available.
- *Financial Feasibility.* The loan administration consultant will evaluate the financial viability of the project. A project will be considered financially viable if all of the assumptions about the project's market share, sales levels, growth potential, and projections of revenue, project expenses and debt service (including repayment of the RLF loan) are realistic. Based upon its analysis of these factors, the loan administration consultant will identify those elements, if any, that pose the greatest risks and contribute to the project's lack of financial feasibility.
- *Reasonableness of Borrower's Return on Investment.* RLF-assisted activity should provide not more than a reasonable return on investment to the borrower. By considering the reasonableness of return, the City will maximize the impact of the RLF. The amount, type, and terms of the RLF assistance will be adjusted to allow the owner a reasonable return as compared to similar projects in the industry.
- *Credit Worthiness.* The loan administration consultant will review the financial statements and credit report of the applicant. Past credit history of the applicant will be taken into consideration. It is anticipated that projects that have a commitment from another lender willing to lend on the *remediated* property will be viewed more favorably as they allow more rapid loan repayment and increases the solvency of the Revolving Loan Fund.

**Loan and Subgrant Products:** The City anticipates utilizing 75% of RLF program funds for low interest loans and the remaining 25% for subgrants, with hazardous contamination sites accounting for 75% of the total and petroleum sites for 25%. Less programmatic costs, this amounts to \$525,000 for hazardous substance cleanup loans, \$175,000 for petroleum cleanup loans, \$112,500 for hazardous substance subgrants, and \$37,500 for petroleum subgrants. By maximizing the funding allocated for loans, the City will create a sustainable source of cleanup funds, using loan repayments and interest to capitalize future loans and subgrants. The City anticipates awarding a minimum of 2 loans and 2 subgrants (1 each for hazardous substances and petroleum contamination) within one year of establishing the RLF program. More loans and subgrants will be made as the RLF is replenished through loan payback. The City also expects to request recapitalization funding from EPA in the future.

**Loan Structure:** The loans will be structured with adequate upfront costs to cover the processing charges. A proposal submittal fee, estimated at \$1,000.00, will be required to encourage only serious applicants and offset programmatic costs. If the applicant's project is not chosen, the fee will be refunded. Loans will be low interest, with a typical rate between 1 and 3%. The terms will be structured to meet the borrower's cash flow and to entice borrowers to purchase and utilize properties that have been previously contaminated. In each case the RLF will take a mortgage to protect its position during the clean up process. Each loan will be set up for autodebit of payments and reporting will be available for borrowers and RLF participants. Once cleanup is complete, the interest rate will increase by 1% per year, incentivizing rapid payback and for the borrower to obtain conventional financing. The City may agree to settle for the property's appraised value, tying the remainder of the loan amount to a restricted sale agreement which depreciates by 10% a year, reaching a zero balance after 10 years. This benefits the owner by reducing the payback amount and the city by preventing the property being flipped.

**Borrowers/Projects Selection:** Applicants will be required to complete a pre-application form to demonstrate program eligibility and identify initial project information, including a site address and map, evidence of current and historical site ownership and control, summary of environmental investigation and cleanup plans, and a detailed project summary. The application will include specific questions to verify that the project meets all threshold criteria. BRP Staff and the RLF Steering Committee will review pre-applications and make recommendations for further consideration for funding. Preliminarily-qualified projects will be referred to the City's contracted underwriting firm for review of full applications including additional project and financial information, along with environmental reviews. Projects and borrowers will be selected based on their meeting certain threshold and ranking criteria. All loan and subgrant applications must meet the following **threshold criteria:** (1) the site meets the EPA definition of a brownfield; (2) the borrower is eligible to receive federal funding under the federal brownfields law; (3) site assessment and investigation has been completed; (4) a remediation plan has been developed and approved by the Indiana Department of Environmental Management (IDEM); (5) a site redevelopment plan has been created; and (6) the entity is financially capable of loan repayment and redevelopment.

If a project and borrower has met the threshold criteria, the application will be ranked based on several ranking criteria to allow direct comparison between potential loan and subgrant recipients. Applications will be prioritized for funding by City Staff and the RLF Steering Committee based on, but not limited to, the following Ranking Criteria: **(1) Mitigation of threats to human health and/or the environment** - Priority will be given to projects which address contamination posing significant and direct threats to human health and/or the environment; **(2a) Community benefit - Economic benefit** - Projects that will result in the creation or retention of jobs, development of affordable housing, or increase in city tax revenue will be ranked highly; **(2b) Community benefit - Greenspace creation/preservation:** Projects that will restore, create, or preserve greenspace or parkland for wildlife habitat, stormwater management, or recreation opportunities will be given preference; **(3) Community support:** Projects must seek community input on both remediation and redevelopment plans. Those which have broad community support and plan to continue to engage the community will be ranked highly; **(4) Sustainable development:** Priority will be given to projects that implement sustainable development principles into the site reuse plan. This could include the reuse of existing infrastructure, utilization of existing buildings or building materials (as applicable), or the use of on-site stormwater management practices. Additional preference will be given to projects that commit to using green remediation practices during cleanup. These could include in-situ data loggers, direct-push drilling, idling reduction plans for equipment, and treatment system optimization; and, **(5) Alignment with existing community development plans:** Projects which target properties within an existing "Redevelopment Area", and whose proposed reuse aligns with the City's development goals for that area, will be ranked more highly.

**2a) Applicants, Target Market and Marketing Strategy:** Likely applicants for RLF loans include businesses looking to expand or relocate to contaminated sites, developers interested in industrial, commercial, or residential reuse of brownfields, and local community development corporations focused on site redevelopment within their focus areas. Non-profit organizations may be eligible for RLF subgrants for brownfields cleanup for sites to be used for non-economic, greenspace, or recreational use. The BRP Staff, Steering Committee, and Qualified Environmental Professional (QEP) consultant will prepare a marketing plan in the first stages of RLF grant implementation. The plan will include close collaboration with neighborhood development corporations, the Greater Indianapolis Chamber of Commerce, and other business development and community outreach organizations. RLF funding availability will be communicated to potential borrowers via a variety of methods, including direct mail and email,



newspaper and radio advertisements, social media such as Facebook, and the websites of the City and other supporting organizations.

Potential borrowers will be targeted from the pool of site owners currently engaged by the City as part of the EPA FY12 Community-Wide Brownfields Assessment Grant, targeted to the Smart Growth District on the City's near northeast side. Indianapolis' Smart Growth Redevelopment District (SGRD) was designated as a 2010 "Pilot Project" under the EPA Partnership for Sustainable Communities. With the recent award of the Assessment grant, the City is beginning to spur the redevelopment of brownfields within the SGRD as it begins implementation of the "Smart Growth Redevelopment District Revitalization Strategy" [http://www.epa.gov/brownfields/sustain\\_plts/reports/indianapolis\\_sgrd\\_revitalization\\_strategy.pdf](http://www.epa.gov/brownfields/sustain_plts/reports/indianapolis_sgrd_revitalization_strategy.pdf). Additionally, the City is applying for a FY13 EPA Community-Wide Brownfields Assessment Grant, targeted to the United Northwest Area (UNWA), on the City's near northwest side. If this grant is awarded, it is likely that future RLF borrowers will be identified through assessment activities.

**Table 4** lists priority brownfield sites along with existing reuse plans and linkages to the Livability Principles. By focusing marketing efforts on potential borrowers, brownfield reuse will have the greatest positive catalytic impact on residents.

<b>Table 4. Potential RLF Loan and Subgrant Recipient Sites</b>		
<b>Site</b>	<b>Owner/Reuse Plan or Barrier</b>	<b>Linkage to Livability Principles<sup>b</sup></b>
Carrier-Bryant	Owned by City / currently engaged in redevelopment planning with local residents and organizations	<ul style="list-style-type: none"> <li>• Potential for variety of development (1, 2, 3)</li> <li>• Support of existing community (4, 6)</li> </ul>
PR Mallory	Owned by City and development corp. / proposed redevelopment for light industry	<ul style="list-style-type: none"> <li>• Industrial reuse (3, 4)</li> </ul>
Central State Hospital	Owned by City / partially remediated and redeveloped with housing; plan for mixed-use development including public park	<ul style="list-style-type: none"> <li>• Mixed-use (3, 4)</li> <li>• Affordable housing (2)</li> <li>• Park (4, 6)</li> </ul>
National Design Factory	Owned by individual / possible PCB contamination from adjacent rail yard; plan for mixed-use and low income housing development	<ul style="list-style-type: none"> <li>• Located in SGRD, transit-oriented development (1, 4, 5, 6)</li> <li>• Affordable housing (2)</li> </ul>
City Plating	Owned by private individual / inadequate \$ for cleanup	<ul style="list-style-type: none"> <li>• SGRD, transit-oriented development (1,2,4, 5, 6)</li> </ul>
Shell Bulk Oil	Owned by development corp. / soil has been remediated but potential need for future groundwater cleanup to meet reuse priorities	<ul style="list-style-type: none"> <li>• Affordable housing (2,4)</li> </ul>

<sup>b</sup>HUD/DOT/EPA Livability Principles: (1) Provide more transportation choices; (2) Promote equitable, affordable housing; (3) Increase economic competitiveness; (4) Support existing communities; (5) Leverage federal investment; (6) Value communities and neighborhoods.

**2a) Project Team:** The RLF team will consist of 1) staff from Indianapolis' Brownfields Redevelopment Program; 2) the RLF Steering Committee; 3) Qualified Environmental Professional(s); and 4) a financial management firm. **BRP staff** will be responsible for program development, application publication and review, program marketing, and reporting to the EPA. The **RLF Steering Committee** will be responsible for borrower/project review and selection. The Steering Committee will complete preliminary screening of applications prior to referral to the City's contracted underwriting firm and will consist of representatives from the following organizations: **Local Initiatives Support Corporation (LISC)**, an organization committed to engaging all stakeholders in neighborhood revitalization; **DevelopIndy**, a group that focuses on business development, workforce development, and real estate to help grow Indianapolis' economy; the **Marion County Health Department**, focused on promoting healthy lifestyles and a healthy environment for Indianapolis residents; **City of Indianapolis Bond Bank**; and the **City of Indianapolis Brownfields Redevelopment Program**. The **QEP** will provide initial analysis of the contamination and estimate of costs and oversee all cleanup activities to ensure compliance with state and federal laws. The **loan administrator** will be responsible for loan and

subgrant management, underwriting, and oversight. The loan administrator will see each project through loan approval, funding, and ultimate repayment utilizing their resources for administering other lending programs.

**2b. Budget for EPA Funding, Tracking/Measuring Progress, Leveraging Other Resources**

<b>2bi) Table 5. Proposed Budget for Revolving Loan Fund Implementation</b>							
<b>Categories</b>	<b>Project Tasks for Loans (75%)</b>						
<i>(programmatic costs only)</i>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Hazardous Cleanup 75%</b>	<b>Petroleum Cleanup 25%</b>	<b>Total</b>
Personnel	\$9,360	\$9,360	-	-	\$14,040	\$4,680	\$18,720
Fringe	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-
Contractual	\$22,925	\$22,440	\$23,885	\$11,680	\$60,697.50	\$20,232.50	\$80,930
Loans	-	-	-	-	\$525,000	\$175,000	\$700,000
Other	-	-	-	-	-	-	-
<b>Subtotal (loans)</b>	<b>\$32,285</b>	<b>\$31,800</b>	<b>\$23,885</b>	<b>\$11,680</b>	<b>\$599,737.50</b>	<b>\$199,912.50</b>	<b>\$799,650</b>
Cost Share	-	-	-	-	-	-	\$150,000
<b>Categories</b>	<b>Project Tasks for Subgrants (25%)</b>						
<i>(programmatic costs only)</i>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Hazardous Cleanup 75%</b>	<b>Petroleum Cleanup 25%</b>	<b>Total</b>
Personnel	\$4,420	\$4,420	\$8,840	-	\$13,260	\$4,420	\$17,680
Fringe	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-
Contractual	\$11,375	\$10,875	-	\$10,420	\$24,502.50	\$8,167.50	\$32,670
Subgrants	-	-	-	-	\$112,500	\$37,500	\$150,000
Other	-	-	-	-	-	-	-
<b>Subtotal (grants)</b>	<b>\$15,795</b>	<b>\$15,295</b>	<b>\$8,840</b>	<b>\$10,420</b>	<b>\$150,262.50</b>	<b>\$50,087.50</b>	<b>\$200,350</b>
Cost Share	-	-	-	-	-	-	\$50,000
<b>Total</b>	<b>\$48,080</b>	<b>\$47,095</b>	<b>\$32,725</b>	<b>\$22,100</b>	<b>\$750,000</b>	<b>\$250,000</b>	<b>\$1,000,000</b>
<b>Total Cost Share</b>							<b>\$200,000</b>

**Task 1 – Program Development Activities (\$48,080):** BRP staff will develop program requirements and structure, application documents, and review procedures that establish the framework of the loan and subgrant program. Community organizations will be contacted and one or more public meetings will be held to inform residents, developers, banks, and other interested parties of the establishment of the RLF program.

**Task 2 – Program Operation and Marketing (\$47,095):** BRP staff, in conjunction with the RLF Steering Committee, loan administrator, and Qualified Environmental Professional (QEP), will market the RLF program, solicit applications, and review and select projects. Much of the program marketing will be contributed *pro bono* by various organizations, including Steering Committee Members. Also included under this task are all required reporting and site eligibility determination requirements coordinated with EPA by development of a work plan.

**Task 3 – Loan/Subgrant Management (\$32,725):** The contracted loan administrator will review the financial capability of the potential borrowers and develop a loan structure to meet their needs. When an applicant is accepted by the RLF Steering Committee, the loan administrator will complete the due diligence, structure the transaction, and seek final approval from the City. All subgrants will be managed within the BRP, with support from the City's Division of Community Economic Development and Office of Finance and Management.

**Task 4 – Environmental Oversight (\$22,100):** The contracted Qualified Environmental Professional (QEP) will be responsible for the initial analysis of the contamination and estimate

of costs and oversee all cleanup activities to ensure compliance with state and federal laws, and that the health and safety of workers and residents are protected.

**Plan for tracking and measuring success:** The City anticipates several outcomes and outputs from the RLF program, the progress of which will be tracked quarterly. Anticipated outputs are the cleanup of 2 sites contaminated with hazardous substances and 2 sites contaminated with petroleum. Anticipated outcomes include the reduction of risks to human health and the environment (quantified as a reduced prevalence of health problems), the creation of employment (number of jobs) and housing (number of units) opportunities in the community, the creation of greenspace and parks or other recreation opportunities (number of acres), and increased tax revenue for the City (total increase, \$). The BRP will track progress on outputs and outcomes and will coordinate quarterly with IDEM and EPA to measure project progress.

**2biii) Leveraging:** The City has compiled local, state and federal brownfields redevelopment incentives which can provide needed funding to support operations associated with the revolving loan fund, supplemental assessment and cleanup activities, and site redevelopment. The following are descriptions of additional *existing* sources of leveraged funds with the strongest sources listed first: **1) HUD Community Development Block Grant (\$150,000 dedicated annually):** These funds will be available throughout implementation of this RLF grant and can fund assessment, remediation, or redevelopment on identified sites; **2) Indy/LISC Neighborhood Brownfield Initiative (NBI) program (\$50,000 dedicated annually):** NBI is a public/private partnership that offers grants and loans to eligible local entities to finance both environmental assessment and remediation activities. The Local Initiatives Support Coalition (LISC) has committed to jointly funding the RLF, contributing \$40,000 previously dedicated to the Neighborhood Brownfield Initiative (NBI) program. **3) HUD 2010 Community Challenge Planning Grant (\$1,197,622 grant to fund IndyRezone):** IndyRezone ([www.indyrezone.com](http://www.indyrezone.com)) is a pilot program that will assess opportunities to modify the City's zoning requirements in order to grow a more sustainable built environment in Indianapolis which incorporates EPA/HUD/DOT Livability Principles; **4) FY12 EPA Community-Wide Brownfields Assessment Grant (\$400,000)** to fund brownfield assessment activities targeted primarily in the Smart Growth Redevelopment District (SGRD). The assessments funded by this grant will identify sites for which environmental remediation is required; **5) FY12 EDA Short-Term Planning Grant (\$157,000)** to fund economic development planning efforts to address four recently closed automotive manufacturing sites. This planning effort can help inform future cleanup activities at these sites which may be funded by the RLF; **6) Tax Increment Financing (TIF)** is a redevelopment funding tool which utilizes dedicated property tax income to fund current projects. Indianapolis has several established TIF Districts in neighborhoods with the most pressing need for redevelopment. There are currently 38 TIF Districts in the city; during FY2012, a total of \$897.4 million was "passed through" to these areas. TIF funds can be applied to public infrastructure improvements and property acquisition, solely within the TIF District boundaries; **7) Low-Income Housing Tax Credits** administered through the Indiana Housing and Community Development Authority, enable developers to reduce their debt load in exchange for offering affordable housing options. As many brownfields to be targeted in this RLF program are in low-income neighborhoods, redevelopment projects may utilize this tool. In 2012, a total of 6 projects encompassing 344 units received these credits; and **8) HUD Section 108 Loan** (\$39 million) which could be used to make economic development loans to developers on remediated brownfield sites. To support the establishment and operation of the RLF, the City will contribute **in-kind services** by providing staff time and resources (meeting rooms, limited educational materials, etc.) needed for public notices, information sessions, hearings, and other activities.

The following are descriptions of sources of leveraged funds the City is currently seeking: **1) FY13 EPA Community-Wide Brownfields Assessment Grant (\$400,000)** targeted to another

neighborhood impacted by brownfields, the United Northwest Area (UNWA). If this grant is awarded, it will allow the City to identify other sites where remediation is required to meet redevelopment goals. **2) FY13 EPA Brownfields Area-Wide Planning Grant (\$200,000)** to fund planning activities within the UNWA area; and, **3) Groundwork USA:** A Groundwork Steering Committee has been formed to study the feasibility of establishing a Groundwork Trust in UNWA with support from a NPS/EPA/ Groundwork USA grant. If successful, this Trust will be a source of funding and support for brownfields assessment, cleanup, and reuse.

### ***2c. Programmatic Capability and Past Performance***

**2ci) Programmatic Capability:** Indianapolis' Brownfields Redevelopment Program (BRP) is prepared to establish a \$1.2 million RLF program to provide a sustainable source of loans and subgrants to prospective developers, businesses, and nonprofits to cleanup of contaminated sites throughout Indianapolis-Marion County. The BRP's Brownfield Coordinator will be responsible for all grant management activities including: approving and submitting action plans and specifications, submitting quarterly reports, updating ACRES, distributing project information to residents and community groups, and tracking progress toward meeting project milestones. The office will further be responsible for properly procuring all grant-related contractual services and submitting all required grant reports to the U.S. EPA. The Brownfield Coordinator will be assisted by two financial services employees that will be charged with tracking fund appropriations and allocation of funds dedicated to each of the projects activities. The BRP is headed by the Brownfield Redevelopment Coordinator, **Steven Meyer, J.D.**, who will serve as the project manager. Mr. Meyer has five years of professional experience researching, writing, and administering federal, state, and local grants. He will be supported by **John Hawkins**, a Senior Project Manager with the Department of Metropolitan Development. Mr. Hawkins has extensive professional experience in coordinating and communicating with local neighborhood groups, specifically in relation to economic development projects. The project team, which also includes the City's **Planning and Community Development Divisions and the Department of Public Works**, will act as an advisory committee to provide guidance on site prioritization, utilization of grant funds, and leverage of additional resources throughout the funding period. The City does not anticipate any change in project leadership, but should the need arise to hire additional City staff or recruit new leadership, the City has a hiring process and will ensure that all new hires have experience in managing large federal grants, specifically U.S. EPA brownfields funding.

The Division of Community Economic Development has a staff of 28 full-time public administrators who manage local, state and federal funds as well as private grants. The City's **Office of Finance and Management** has a full-time staff of seven, which includes a full-time Grants Financial Manager. This qualified team currently manages over \$20 million in grants, and will assist the BRP in the administration and management of the funds requested in this proposal. Using an established Qualifications-Based Selection Process that complies with applicable federal regulations (40 CFR 31.36), the BRP in project/borrower selection. A qualified and experienced financial management institution will be retained as loan administrator for the duration of grant implementation. The selected consultant will be experienced in managing non-traditional sources of financing and, if possible, in managing a RLF program. The City will retain a qualified environmental consultant to complete grant activities. The selected consultant will be experienced in all aspects of U.S. EPA RLF grant implementation and will have demonstrated experience with and understanding of the EPA and Indiana Brownfield Programs.

**2cii) Any Adverse Findings:** To date, the BRP has not received any adverse audit findings associated with a state or federal grant. In a September, 2010 HUD CDBG monitoring visit, all requests were met with satisfaction and no adverse findings were documented.

**2ciii) Past Performance:** The City's BRP is presently managing over 30 brownfield redevelopment, assessment, demolition, cleanup, or planning projects as well as the City's Neighborhood Brownfield Initiative grant program. Over the past 7 years, the City has brought in an average of over \$800,000 annually in project-based brownfield grants from the U.S. EPA, Indiana Finance Authority Brownfields Program, and private sources. The BRP additionally receives HUD CDBG entitlement funds to reduce blight and remediate contaminated sites, including acting as the lead agency on a comprehensive 20 acre brownfield redevelopment project along the City's East Washington Street target corridor located on the Near Eastside.

The following descriptions are of the five most recent U.S. EPA Brownfields grants the BRP has received: **1) \$200,000 U.S. EPA FY12 Brownfields Cleanup Grant (\$0 remain):** National Malleable Castings Company Works, an iron works foundry from 1875 – 1962, 530 North Holmes Avenue. The BRP received pre-award approval to perform targeted soil excavation and removal of PCBs and arsenic contamination, resulting in substantive completion of the project on October 2, 2012. The accelerated cleanup allowed the redeveloper to break ground on a 76 unit veterans housing facility. The majority of the grant funds are expended and BRP anticipates receiving site closure in early 2013, closing out the EPA grant shortly thereafter; **2) \$400,000 U.S. EPA FY12 Brownfields Assessment Grant (\$400,000 remain):** A total of 24 Phase I and 6 Phase II ESAs will be performed on priority brownfields potentially-contaminated with hazardous waste and petroleum in the Smart Growth Redevelopment District (SGRD) on the city's near northeast side. Grant implementation is currently on schedule, with the milestone of selecting an environmental consultant recently achieved. Prioritization and assessment activities have not yet begun; all funds remain; **3) \$200,000 U.S. EPA FY07 Brownfields Cleanup Grant (\$10,000 remain):** Along with the companion \$40,000 IFA Brownfields Program Federal Grant Match award, this grant has been competitively bid and awarded. The project, 2460 North Delaware Street, has provided crucial community outreach for all brownfields projects by funding a new website that provides various data regarding the City's overall brownfield program, including locations and status of: brownfields, sites of concern, sites ready for redevelopment and redeveloped sites. All quarterly reports have been submitted and are up to date. The BRP anticipates site closure to residential levels after two additional quarters of ground water monitoring and closing the EPA grant in June 2013; **4) \$187,000 U.S. EPA Brownfields Innovation Grant 2010-2011 (\$0 remain):** EPA granted additional funds that were provided to assist with the completion of this project – consisting of a 15 acre site located at 1100 E 25th Street. Funds were used to grade, provide soil cap and seed with native plants to prevent erosion and illegal dumping by providing territorial reinforcement. This safe soils initiative also created a pilot urban agriculture test plot to establish baseline measurement for amendments in relation to remediation, paired with contaminated soil type. The project has been designated for bi-lateral international agreement with Germany, to establish a redevelopment tool to assist communities in determining highest and best use for redevelopment of former brownfields. All reports are completed according to grant requirements; and, **5) \$100,000 U.S. EPA Brownfields Technical Assistance Grant 2010 (\$0 remain):** Targeted to SGRD planning efforts. Funds provided support for partnerships with local community development corporations and for a technical assistance team who worked with those partners to develop the SGRD Revitalization Strategy. The SGRD Revitalization Strategy was created to help guide development within the SGRD and support efforts of the pilot program within the Sustainable Communities Partnership under the Community Challenge Planning Grant program. All reports are completed according to grant requirements.

The City developed Work Plans and successfully negotiated Cooperative Agreements with the U.S. EPA for each of the aforementioned grants. The City submitted and received approval for

project QAPPs, has complied with quarterly reporting and annual financial status reporting requirements, and has successfully submitted, or will submit pending project completion, site information and assessment data to the U.S. EPA via the ACRES database for all grants.

### **3. Community Engagement and Partnership**

#### ***3a. Plan for involving the affected community***

**Community Involvement:** The City of Indianapolis has a strong history of close partnerships with local civic, business, education, and environmental organizations. During the project, residents and community organizations will have abundant opportunity to remain or become engaged, be informed, and provide input. Local Neighborhood Associations (NAs) and Community Development Corporations (CDCs), in particular, will continue to play a critical role. Active NAs and CDCs will be engaged throughout the project to ensure minority and sensitive populations are included in the project process. Utilizing existing relationships between these community groups and their respective Mayor's Neighborhood Liaisons, those with vested interests in the cleanup and redevelopment of local brownfields can be identified and engaged. These organizations will be informed of the City's creation of the RLF and the availability of cleanup funds. These groups may be potential borrowers or can help identify borrowers in their service area. Citizens' feedback, questions, and concerns will be shared with the project team and meetings will be coordinated between the Project Team and area residents as needed.

**Communicating Project Progress:** A public meeting was held on November 8, 2012 to inform the local community of the City's intent to submit a Brownfield RLF Grant Application. Following receipt of the Brownfields RLF Grant, the City will publicize the award to the community through press releases to local newspapers, notice on the City's website, and communication to local NAs and other stakeholder organizations. An initial public meeting will also be held to inform community leaders, potential borrowers, residents, business owners, and other stakeholders of the grant award, the type of funding available, and the application process. Throughout the project, RLF grant information will be provided to key community partners and the Mayor's Neighborhood Liaisons, who will disseminate it to the local neighborhood associations. Other public meetings will be held throughout the 5-year project period to ensure continued community engagement. Meetings will provide program information, solicit community feedback, address community concerns, and explain relevant health and environmental impacts.

#### ***3b. Current efforts and plans to develop partnerships***

**Local and State Environmental and Health Agencies:** The City will make use of partnerships with local and state environmental/health agencies to ensure project success. The expertise and experience of the MCHD will be utilized to help identify and/or confirm any health threats posed by local contamination; identify related toxicological issues and perform risk evaluations; design and conduct education/notification programs; and coordinate health testing if migration of contamination from the site is confirmed. The City also has a strong existing relationship with the Indiana Department of Environmental Management and the Indiana Finance Authority and will build upon that partnership to ensure the site cleanups are conducted in consideration of the criteria established by IDEM/IFA under the RCG to identify and address on-site health and environmental threats.

**Environmental Job Training Program:** Since 2011, Southeast Neighborhood Development, Inc., an Indianapolis CDC, has been implementing a \$300,000 EPA Brownfields Job Training grant. To date, 75 students have been trained through the program, and a portion of the graduates have already been placed in environmental jobs. The training program consists of six-week, 240-hour training cycles that include coursework in HAZWOPER; OSHA construction and confined space entry; asbestos worker; lead abatement and renovation; underground storage tank leak

awareness; sustainability/LEED awareness; solid waste management; environmental technology and sampling procedures; green remediation technologies; brownfield site investigation case studies, and first aid/CPR training. Students were recruited from underrepresented, unemployed, and underemployed residents of the Southeast and Martindale-Brightwood neighborhoods of Indianapolis. The solicitation for contractual services under this grant will include favorable evaluation criteria for those firms which hire graduates of this program.

### ***3c. Description of and role of key community-based organizations involved***

The City has included in Attachment D letters of support from the following four organizations who will be project partners: 1) **Local Initiatives Support Corporation (LISC)**: LISC works with local nonprofit community development organizations to help transform distressed urban neighborhoods into healthy communities. LISC partners with the City on the Neighborhood Brownfield Initiative Program, and plays an important role in disseminating grant information to residents and facilitating community input. LISC will be a member of the Steering Committee and will be involved in borrower/project selection and have committed \$50,000 to conduct joint lending under the RLF; 2) **Greater Indianapolis Chamber of Commerce**: The Indy Chamber, with nearly 3,000 business members, seeks to strengthen the business climate, improve education, revitalize neighborhoods, and enhance the workforce of the greater Indianapolis region. Recently, the Indy Chamber was reorganized to include IndyPartnership, DevelopIndy, and the Business Owners Initiative. The newly expanded Indy Chamber will support the RLF by marketing the program to potential borrowers and hosting an educational event on brownfields revitalization; 3) **King Park Area Development Corporation (KPADC)**: KPADC serves as a catalyst for improving community quality of life, housing, and economic development through collaborative partnerships. A key partner in the City's Smart Growth Redevelopment District (SGRD) and the EPA Brownfields Community-Wide Assessment Grant for that area, KPADC has been involved since SGRD inception, and currently houses a full-time staff person devoted solely to SGRD planning and project implementation. KPADC will partner with the City on the implementation of the RLF program, support neighborhood outreach and education, assist in site identification, work with site owners, and in special cases make financial contributions to key sites; and, 4) **Improving Kids Environment (IKE)**: IKE is a non-profit education and advocacy organization actively engaged in efforts to reduce environmental health threats across Indiana. IKE will assist the City by hosting relevant meetings, running articles in their newsletter, emailing grant and meeting notices as appropriate, and advise/assist in site identification and prioritization. Additional organizations, including active Neighborhood Associations and Community Development Corporations may join the project team throughout the project as borrowers in their areas are identified.

**4. Program Benefits:** Through the establishment of a RLF, the City will be able to fund cleanup activities on contaminated sites and spur redevelopment to achieve the following outcomes:

- Creation of affordable, energy-efficient housing options for residents
- Increase local job opportunities through commercial and industrial development
- Expansion of parks, greenspace, and greenways to provide improved access for currently underserved populations
- Reduction in contaminant exposure for residents
- Sustainable reuse of idled or underutilized land

Redevelopers will have incentives, in the form of new zoning requirements and building permit fee reduction, to utilize compact development concepts which promote high-density, mixed-use construction of a variety of residential and commercial options. This attracts private investment, reduces transportation costs, provides job access for employers and employees, diversifies the

economic base, and maximizes tax revenue per acre. This approach has substantial benefits for residents, businesses, and the local government.

#### ***4a. Welfare and/or Public Health***

**Cleanup and Redevelopment Benefits:** By remediating contaminated sites, potential exposure pathways for residents can be reduced, leading to a decrease in cancer rates, asthma hospitalizations, and infant mortality rates. The result will be a reduction in contaminant exposure for local residents, a healthier local environment, and safer recreational options for children. Benefits of cleanup and redevelopment will include a reduction in blight after successful redevelopment, increased opportunities for healthy areas to live, work and play, and additional options for affordable housing.

**Protection of Sensitive Populations:** The City will require all loan or subgrant recipients to follow the recommendations of the Qualified Environmental Professional (QEP) and follow appropriate EPA and IDEM requirements to protect human health and the environment during cleanup activities. Prior to receiving a loan and commencing cleanup activities, a Remediation Work Plan must be approved by IDEM. Institutional controls will be implemented to reduce potential risk to humans and the environment. Monitoring by state and local officials will occur throughout the remediation process. The QEP contracted by the City will ensure all nearby and sensitive populations are protected during cleanup activities. Access to the site will be restricted during operations, and a Health and Safety Plan (HASP) will be completed for each site. Ambient levels of vapors and particulates will be monitored and controlled. Purge water and decontamination water generated during cleanup activities will be contained on site and disposed of properly. Any contaminated soil removed as part of the remediation will be contained to minimize the chance of contact with area residents.

**Equitable Development:** The City of Indianapolis is committed to equitable development principles and will ensure that redevelopment provides options for residents of all ages, incomes, races, and ethnicities. Many redevelopment projects around the city include affordable housing initiatives and DMD coordinates with developers utilizing Low-Income Housing Tax Credits to ensure adequate housing options. The City also makes possible compact development to increase livability for residents with reduced mobility. When hiring contractors, Indianapolis favors local firms and has specific utilization goals for employing Minority-, Women-, and Veteran- Business Enterprises.

#### ***4b. Economic Benefits and/or Greenspace***

**4bi) Economic Benefits:** Cleanup of contaminated sites will remove redevelopment barriers and spur job creation, increase property values, and expand retail and housing options. This will not only improve quality of life for residents, it will lead to increased tax revenue for the City and County. City-wide, and especially in designated TIF Districts, this tax revenue can be reinvested in needed infrastructure improvements and economic development activities. Increased numbers of retail shops and service providers are expected to result in improved access to diverse employment opportunities.

**4bii) Other non-economic benefits:** It is important to illustrate to residents and businesses that the City is committed to addressing environmental contamination in their neighborhoods and promoting redevelopment that directly benefits them. By establishing a RLF, Indianapolis can partner with local nonprofits and developers to mitigate health threats and return vacant sites to beneficial use. Furthermore, by promoting compact redevelopment and sustainable design concepts, communities can become more pedestrian friendly. This encourages people to travel by foot or bike, improving their health and the health of the environment by reducing vehicle emissions and gasoline consumption. The City has over 11,000 acres of parkland but it is unequally distributed. In many economically depressed areas, there is a lack of adequate access



to greenspace. As these neighborhoods also have the highest prevalence of brownfields, there is significant potential for targeting these areas for cleanup. Remediation of these sites and redevelopment as public parkland and greenspace serves the dual purpose of removing a neighborhood health hazard and providing a neighborhood amenity. This improves the quality of life for residents and promotes a healthier lifestyle.

#### ***4c. Environmental Benefit from Infrastructure Reuse/Sustainable Reuse***

**Environmental Benefits:** The establishment of an RLF program will have numerous environmental benefits beyond the remediation of contaminants. By encouraging brownfields redevelopment, greenfields and open space around the city can be preserved, providing stormwater management, air quality, heat-island and noise reduction, and aesthetic and recreational benefits to Indianapolis residents. Furthermore, by focusing on revitalization of the city's inner core, these neighborhoods can provide a wider variety of services to their residents, eliminating the need for long trips to other parts of the city and reducing automotive traffic. Redevelopment activities will utilize compact development concepts which promote high-density, mixed-use construction of a variety of residential and commercial options. This attracts private investment, reduces transportation costs, provides job access for employers and employees, diversifies the economic base, and maximizes fiscal revenue per acre. This approach has substantial benefits for residents, businesses, and the local government.

**Sustainable Reuse:** Because most brownfields within Indianapolis are abandoned or underutilized sites, their cleanup and reuse epitomizes sustainable redevelopment. Furthermore, because these sites are located within existing urban areas, they are already served by buildings, roads, sidewalks, water and sewer services, storm water infrastructure, and utility lines. By reusing existing infrastructure, both the City and the developer benefit because tax dollars and private funds normally spent on new infrastructure can be focused on redevelopment and reuse of the site itself. Also, by encouraging compact redevelopment, a larger number of buildings and residents can be served by the same amount of infrastructure. This reduces capital and maintenance costs while providing residents with multiple economic, mobility, and commercial benefits. An example of the community's existing investment and momentum is the City of Indianapolis' RebuildIndy Program which funds infrastructure projects across the city. The City is embarking on a major deconstruction program to sustainably address abandoned property across the city, and is deploying other sustainable approaches to the built environment across the city. As such, the City is committed to revitalizing the neighborhood through infill development that minimizes or avoids displacement of existing residents.

Borrowers that commit to utilizing green site remediation techniques during cleanup activities will be evaluated more favorably during the selection process. The City will also incentivize the incorporation of green storm water infrastructure and other sustainable design approaches such as building deconstruction and material reuse. These sustainable development approaches are consistent with the community's revitalization vision and will help the City reuse existing resources, reduce the use of fossil fuels and emissions, and minimize its waste generation and energy use during brownfields redevelopment. Implementing these practices, in turn, allows the City to lead by example as it works to improve the local environment, economy, and quality of life.

## **ATTACHMENT A**

### **THRESHOLD CRITERIA**

## **Attachment A**

### **Threshold Criteria**

#### **1. Applicant Eligibility**

The City of Indianapolis is a General Purpose Unit of Local Government in the State of Indiana.

#### **2. Description of Jurisdiction**

This grant will apply to the city limits of Indianapolis-Marion County (Uni-Gov). The consolidated City-County government was established in 1970 when Indianapolis expanded its borders to include most of Marion County. The cities of Beech Grove, Lawrence, and Southport, and the Town of Speedway, are not included in Uni-Gov and are considered excluded cities. For the purpose of this grant application, any reference to Indianapolis, the City, Marion County, or the County is referring to Uni-Gov and its jurisdictional boundaries.

#### **3. Letter from the State**

An acknowledgment letter from the Indiana Department of Environmental Management (IDEM) is included in Attachment B.

#### **4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund**

##### *a. Describe how you will oversee cleanups at sites:*

All loan and subgrant recipients will be required to enroll in the State of Indiana's Voluntary Remediation Program (VRP). The City will work with the contracted Qualified Environmental Professional (QEP) and the Indiana Department of Environmental Management (IDEM) to ensure all cleanup activities comply with applicable state and federal laws to protect human health.

##### *b. Provide a legal opinion from your counsel that demonstrates:*

- (1) you have legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant; and*
- (2) you have legal authority to perform the actions necessary to manage a revolving loan fund. At a minimum, legal authority must include the ability to hold funds, make loans, enter into loan agreements, and collect repayments.*

A letter from the City's legal counsel, Christopher Jolivette, is included in Attachment C.

#### **5. Cost Share**

The City of Indianapolis is committed to providing a \$200,000 cash match. Documentation of this funding is attached to this application.



**Indiana Brownfields Program**  
an Indiana Finance Authority Environmental Program

100 North Senate Avenue, Room 1275  
Indianapolis, Indiana 46204  
[www.brownfields.in.gov](http://www.brownfields.in.gov)

**Meredith Gramelspacher**  
Director and General Counsel  
(317) 233-1430  
[mgramels@ifa.in.gov](mailto:mgramels@ifa.in.gov)

November 2, 2012

Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Ave, Suite 500  
Silver Spring, MD 20910-3439

Re: City of Indianapolis, Indiana Application for a U.S. Environmental Protection Agency  
Brownfields Revolving Loan Fund Grant

Dear Mr. West:

Thank you for considering the City of Indianapolis' (City) application to acquire funding to implement a Brownfields Revolving Loan Fund (RLF). Please accept this letter as notification that the City of Indianapolis has secured dedicated funding for the \$200,000 match of the total grant required for the City's RLF grant request of \$1,000,000.

As Director and General Counsel of the Indiana Brownfields Program, an environmental program of the Indiana Finance Authority (IFA), I certify that the City of Indianapolis has the requisite designated funds held in an IFA escrow account to be used as match for an RLF grant if awarded by the U.S. Environmental Protection Agency. This RLF grant will help the City to continue to address the numerous brownfields that currently impact the health of its residents and the environment.

If there are any questions regarding the matching funds for said grant, please feel free to contact me at (317) 233-1430 or [mgramels@ifa.in.gov](mailto:mgramels@ifa.in.gov).

Thank you for your assistance in this matter.

Sincerely,

Meredith Gramelspacher  
Director & General Counsel  
Indiana Brownfields Program

cc: Steven Meyer, City of Indianapolis  
Michele Oertel, Indiana Brownfields Program

## **ATTACHMENT B**

### **LETTER FROM STATE ENVIRONMENTAL AUTHORITY:**

Indiana Department of Environmental Management (IDEM)



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

*Mitchell E. Daniels, Jr.*  
Governor

*Thomas W. Easterly*  
Commissioner

100 North Senate Avenue  
Indianapolis, Indiana 46204  
(317) 232-8603  
Toll Free (800) 451-6027  
[www.idem.IN.gov](http://www.idem.IN.gov)

October 29, 2012

Steven Meyer  
Brownfield Redevelopment Coordinator  
Dept. of Metropolitan Development  
City of Indianapolis  
200 E. Washington St., Room #2042  
Indianapolis, IN 46204

Re: U.S. EPA Brownfields Grant Proposals  
Acknowledgement Letter  
Community-wide Assessment  
Hazardous Substances and Petroleum  
Revolving Loan Fund  
City of Indianapolis  
Marion County, Indiana

Dear Mr. Meyer:

This letter is provided in support of the City of Indianapolis' (City) proposals to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfield Community-Wide Assessment and Revolving Loan Fund Grant funding.

IDEM acknowledges that the City of Indianapolis is planning to conduct assessment and loan program activities and apply for a \$400,000 federal brownfield assessment grant (\$200,000 for hazardous substances and \$200,000 for petroleum) and a \$1,000,000 federal brownfield revolving loan fund (RLF) grant. If awarded the assessment grant, the City plans to focus assessment activities on the United Northwest Area (UNWA) on the City's near northwest side. Phase I and II investigations will be conducted on multiple sites in preparation for site redevelopment. If the RLF grant is awarded, the City will establish a brownfield cleanup loan and sub-grant program to address contaminated sites throughout the Consolidated City of Indianapolis and Marion County.

The City of Indianapolis has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered by the U.S. EPA and the Indiana Brownfields Program in the past. These grants will provide critical funding for the City to continue its effort to assess and cleanup brownfields in the community. The

City will rely on the Indiana Brownfields Program for oversight of the projects proposed to be funded with these grants.

Based on the information submitted, IDEM considers the City of Indianapolis an excellent candidate to receive U.S. EPA grant funding to continue its brownfields redevelopment efforts, which support Indiana's brownfields initiative. IDEM looks forward to continuing its partnership with the City of Indianapolis. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235

Sincerely,

A handwritten signature in black ink, appearing to read "B. A. Oertel", written in a cursive style.

Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmg

cc: Deborah Orr, U.S. EPA, Region 5 (*electronic*)  
Pamela Griesemer, City of Indianapolis (*electronic*)

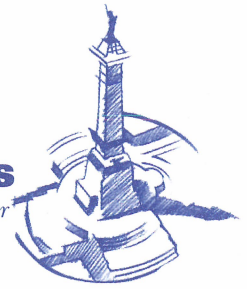
## **ATTACHMENT C**

### **LEGAL OPINION**



November 26, 2012

City of  
**Indianapolis**  
*Gregory A. Ballard, Mayor*



Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Ave, Suite 500  
Silver Spring, MD 20910-3439

RE: City of Indianapolis  
US EPA Brownfield Revolving Loan Fund Grant Application

Dear Mr. West:

The City of Indianapolis ("City"), acting by and through the Metropolitan Development Commission of Marion County, Indiana (the "Commission") and/or the City's Department of Metropolitan Development is seeking a Brownfield Clean-up Loan Fund Grant (the "Grant") from the United States Environmental Protection Agency ("EPA") to make loans or subgrants to carry out cleanup activities at brownfield sites located in the City.

As legal counsel for the City and in support of the application for the Grant, I am providing the following legal opinion:

1. The City of Indianapolis is a duly constituted political subdivision, consolidated city and municipal corporation of the State of Indiana, validly existing under the constitution and statutes of the State of Indiana. The City's Department of Metropolitan Development is established by Indiana Code § 36-3-5-4 and Section 231-101 of the Revised Code of the Consolidated City. The Commission is established in the City's Department of Metropolitan Development by Indiana Code §36-7-4-202(c) and Section 231-221(a) of the Revised Code of the Consolidated City. It is my legal opinion that the City acting by and through the Commission and/or the City's Department of Metropolitan Development has sufficient legal authority to apply for the EPA Grant, as described in greater detail below.

The City, as authorized by Indiana Code §36-1-4-3 and Indiana Code §36-1-4-7, has the general corporate power to sue and enter into contracts. Pursuant to the following subsections of Indiana Code §36-7-15.1-7(a), the Commission, acting as the City's redevelopment commission, is empowered to:

(5) Enter on or into, inspect, investigate, and assess real property and structures acquired or to be acquired for redevelopment purposes to determine the existence, source, nature, and extent of any environmental contamination, including the following:

- (A) Hazardous substances.
- (B) Petroleum.
- (C) Other pollutants.

(6) Remediate environmental contamination, including the following, found on any real property or structures acquired for redevelopment purposes:

- (A) Hazardous substances.
- (B) Petroleum.
- (C) Other pollutants.

Office of Corporation Counsel

1601 City County Building | (317) 327-4055  
200 E. Washington Street | (fax) 327-3968  
Indianapolis, Indiana 46204 | www.indy.GOV



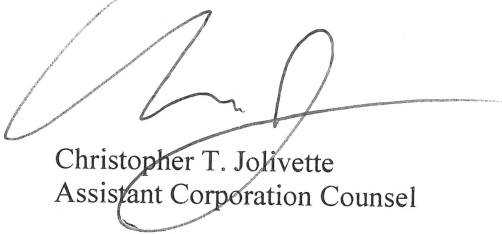
(10) Subject to section 13 of this chapter, exercise the power of eminent domain in the name of the city, within the redevelopment district, in the manner prescribed by this chapter.

Based upon these statutory references, it is my opinion that the City of Indianapolis, acting by and through the Commission and/or the City's Department of Metropolitan Development, has the legal authority to access and secure sites in the event of an emergency, default of a loan agreement or non-performance under a subgrant. Additionally, if the City does not own or lease a particular property involved in the Grant program, the loan documents between the City and the borrower/subgrantee will require the borrower/subgrantee to permit the City access to the property in the event of an emergency, default of a loan agreement or non-performance under a subgrant.

2. In my opinion, Indiana Code §36-7-15.1-7(a)(14), Indiana Code §36-7-15.1-7(a)(16)(B) and Indiana Code §36-7-15.1-24 provide the Commission with the authority, subject to the approval of the City's legislative body, to hold funds, make loans, enter into loan agreements and collect repayments.

This letter is being provided in connection with the City's application to the EPA for the Brownfield Clean-up Loan Fund Grant and may be relied upon by the EPA.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Jolivet", with a long horizontal flourish extending to the right.

Christopher T. Jolivet  
Assistant Corporation Counsel

## **ATTACHMENT D**

### **LETTERS OF SUPPORT:**

Local Initiatives Support Corporation (LISC)

Greater Indianapolis Chamber of Commerce

King Park Area Development Corporation (KPADC)

Improving Kids Environment (IKE)

United Northwest Area Development Corporation (UNWA DC)

United Northwest Area, Inc. (UNWA Inc.)

Westside Community Development Corporation

Marion County Health Department

Indianapolis Metropolitan Planning Organization

Cambridge Capital

Duke Realty

Core Redevelopment



In partnership with **CHASE** 

November 7, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 East Washington Street, Room 2042  
Indianapolis, Indiana 46204

Re: Letter of Support & Partnership Regarding Federal Grant Opportunity: EPA-OSWER-OBLR-12-08  
FY 2013 Brownfields Revolving Loan Fund Grant Application – Indianapolis

Dear Mr. Meyer:

Local Initiatives Support Corporation is happy to support the City of Indianapolis' request to the U.S. Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant. We are pleased with the City's continued commitment to neighborhood revitalization and are especially excited that this grant will establish a sorely needed funding source for brownfields cleanup.

LISC is the largest community development intermediary in the United States. We are dedicated to helping nonprofit community development organizations transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity – good places to work, do business and raise a family. LISC has invested more than \$177 million in Indianapolis over the past twenty years to revitalize Indianapolis neighborhoods.

Brownfields cleanup is essential because so many of our City's neighborhoods are plagued with contaminated sites that act as barriers to redevelopment. Without this grant, neither the City nor private developers will have the resources necessary to clean up and redevelop the brownfields contributing to the blight of the neighborhood we serve. We are confident that funding provided by the EPA to establish a Revolving Loan Fund will be appropriately used as a sustainable source of brownfields cleanup funds across the county.

If Indianapolis is awarded this grant, LISC is committed to partnering with the City throughout grant implementation. We have the resources to provide small, targeted monetary support, to assist in site identification and prioritization, and to foster the neighborhood-level partnerships required to make clean-up and redevelopment a success.

Local Initiatives Support Corporation  
The Platform, 202 East Market Street, Indianapolis, IN 46204  
Phone 317-454-8486 • Fax 317-454-8487  
[www.liscindianapolis.org](http://www.liscindianapolis.org)

Again, please consider this full endorsement of the City of Indianapolis' Revolving Loan Fund Grant Application. This funding is essential to brownfields redevelopment in the county.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Taft", with a stylized flourish at the end.

Bill Taft  
Executive Director



October 18, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 East Washington Street, Room 2042  
Indianapolis, Indiana 46204

Dear Mr. Meyer:

The Indy Chamber is pleased to support the City of Indianapolis' request to the US Environmental Protection Agency for a Brownfield Revolving Loan Fund, which would offer low-interest loans for clean-up work at brownfield properties. We are pleased with the City's continued commitment to neighborhood revitalization and are especially excited that this grant will establish a sorely needed funding source for brownfields cleanup.

The Indy Chamber merged with the Indy Partnership, Develop Indy, and Business Ownership Initiative in May 2012 to drive economic development and prosperity for greater Indianapolis. Business Ownership Initiative (BOI), a business unit of the Chamber, provides resources such as microloans and other small business loans to help entrepreneurs start or grow their business. Whether it is through a small loan of \$300 or a loan up to \$10,000, we know the positive impact that this can have on our small business owners and on our economic climate. That is why we believe the revolving loan fund is critical to enhancing our neighborhoods.

In addition, as we become increasingly involved in community economic development projects such as 16 Tech, Developer Town, and Mass Avenue, we have seen positive change in our region. Strong neighborhoods are the backbone of strong communities, and that is why reinvesting in our core is essential. We must collaborate to enhance our neighborhoods and to move our region forward, so we can continue to compete with cities like Austin, Portland, and Cincinnati. Because of revitalization efforts in these cities and additional cultural amenities, they are attracting top talent at a faster rate, and they are retaining skilled workers. By revitalizing neighborhoods, we make Indianapolis even more appealing to prospects and existing businesses, and increase the likelihood of these businesses investing in our City. We must address blighted neighborhoods if we are to continue to enhance economic development. Without this grant, the City will not have the resources necessary to address the Brownfields restricting redevelopment.

We are confident that funding provided by the EPA to establish a Revolving Loan Fund will be appropriately used as a sustainable source of brownfields cleanup funds across the county.

If Indianapolis is awarded this grant, the Indy Chamber is committed to partnering with the City throughout grant implementation. We have the resources to promote the availability of the Revolving Loan Fund loans through our various communications channels including newsletters, mailers, website promotion, and quarterly magazines. Additionally, as an organization that also

prides itself on hosting numerous networking events for members annually, we have the capacity to host a Chamber educational event on revitalizing the Brownfield properties.

Again, please consider this full endorsement of the City of Indianapolis' Brownfield Revolving Loan Fund Grant Application. This funding is essential to the revitalization of this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott W. Miller". The signature is fluid and cursive, with the first name "Scott" being more prominent.

Scott W. Miller

President and CEO, Greater Indianapolis Chamber of Commerce



October 22, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 East Washington Street, Room 2042  
Indianapolis, Indiana 46204

Re: Letter of Support & Partnership Regarding Federal Grant Opportunity: EPA-OSWER-  
OBLR-12-08  
FY 2013 Brownfields Revolving Loan Fund Grant Application – Indianapolis

Dear Mr. Meyer:

King Park Area Development Corporation is pleased to offer this letter of support and partnership to the City of Indianapolis' request to the US Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant. The City of Indianapolis has been a critical partner for neighborhood revitalization and we are especially excited that this grant will establish a long term funding source for brownfield cleanup, something critically missing in the Indianapolis Development Tool Box.

KPADC, the State of Indiana Brownfields Program, and the City of Indianapolis have identified more 235 brownfield sites in and around the smart growth area, one of five nationally identified pilot lesson areas by HUD, DOT and EPA. This concentration of brownfields around a proposed transit corridor offer significant opportunities for growth and development and the creation and utilization of loan pool is critical to catalyze investment opportunities.

KPADC is committed to partnering with the City to support neighborhood outreach and education, site identification, working with site owners, and in special cases making financial contributions to key sites. In 2012, we have assisted the City by hosting an AmeriCorps member that is focused on brownfields in the area (including outreach, identification and site development), made a \$6000 contribution to a grant writer to assist with an OCRA grant, and many other items relating to further developing the Indianapolis brownfield program. We will continue outreach and fiscal support into 2013 and beyond.

We are confident that funding provided by the EPA to establish a Revolving Loan Fund will be appropriately used as a sustainable source of brownfields cleanup funds across the county and will be a great catalyst for development.

Please consider this support letter both an endorsement of the loan fund and partnership for the City of Indianapolis' Revolving Loan Fund Grant Application. This funding is essential to brownfields redevelopment in the county.

Sincerely,

Janine Betsey  
Executive Director



# IMPROVING KIDS' ENVIRONMENT



## Board of Directors

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Indra Frank, M.D.

*Vice President*  
Debra Simmons Wilson

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Victoria Pierceall, CPA

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John Ellis, M.D.

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Carl Ellison  
Sheila Godhigh, R.N.  
Jack Leonard, Ph.D.  
Allison Pearson, MPH  
Paula Smith  
Richard Van Frank  
Kathryn Watson, J.D.

*Executive Director*  
Dolores Weis

October 23, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 East Washington Street, Room 2042  
Indianapolis, Indiana 46204

Re: Letter of Support & Partnership Regarding Federal Grant Opportunity: EPA-  
OSWER-OBLR-12-08  
FY 2013 Brownfields Revolving Loan Fund Grant Application – Indianapolis

Dear Mr. Meyer:

Improving Kids' Environment (IKE) is pleased to support the City of Indianapolis' request to the US Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant. We are pleased with the City's continued commitment to neighborhood revitalization and are especially excited that this grant will establish a sorely needed funding source for brownfields cleanup.

IKE is a non-profit organization with a mission to protect children from environmental health hazards through advocacy, education and initiatives that create environmentally healthy homes, schools and communities. We realize that without this grant, neither the City nor private developers will have the resources necessary to clean up and redevelop the brownfields contributing to the blight of Indianapolis neighborhoods. We are confident that funding provided by the EPA to the City of Indianapolis' Brownfield Redevelopment Program to establish a Revolving Loan Fund will be appropriately used as a sustainable source of brownfields cleanup funds across the county.

When Indianapolis is awarded this grant, Improving Kids' Environment will provide support to the city by hosting relevant meetings, running articles in our newsletter and emailing grant and meeting notices as appropriate. When possible we will advise/assist in site identification and prioritization.

Again, please consider this a full endorsement of the City of Indianapolis' Brownfields Revolving Loan Fund Grant Application. This funding is essential to brownfields redevelopment in the city.

Sincerely,

Dolores E. Weis  
Executive Director



---

November 5, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 East Washington Street, Room 2042  
Indianapolis, Indiana 46204

Re: Letter of Support & Partnership Regarding Federal Grant Opportunity: EPA-OSWER-OBLR-12-08  
FY 2013 Brownfields Revolving Loan Fund Grant Application – Indianapolis

Dear Mr. Meyer:

United Northwest Area Development Corporation is happy to support the City of Indianapolis' request to the US Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant. We are pleased with the City's continued commitment to neighborhood revitalization and are especially excited that this grant will establish a sorely needed funding source for brownfields cleanup.

UNWADC is a non-profit community development corporation whose mission is to meet the housing and economic development needs of the United Northwest Area community. Since its inception in 1979, UNWADC has been working closely with City of Indianapolis and area residents and businesses to address challenges that impede efforts to promote development. We realize that without this grant, the City will not have the resources necessary to address the brownfield challenge that stands in the way of redevelopment and is contributing to the blight of this neighborhood.

We are confident that funding provided by the EPA to establish a Revolving Loan Fund will be appropriately used as a sustainable source of brownfields cleanup funds across the county.

If Indianapolis is awarded this grant, UNWADC is committed to partnering with the City and community stakeholders throughout grant implementation. We have the resources to provide monetary support meaningful community involvement via community outreach and education, and to assist in site identification and prioritization.

Again, please consider this full endorsement of the City of Indianapolis' Revolving Loan Fund Grant Application. This funding is essential to brownfields redevelopment in the county.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith D. Veal".

Keith D. Veal, Executive Director

The United Northwest Area, Inc.  
P. O. Box 881458  
Indianapolis, IN 46208

Phone: (317) 603-3124

E-Mail: [unwainc@ymail.com](mailto:unwainc@ymail.com)



November 7, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division

200 East Washington Street, Room 2042  
Indianapolis, Indiana 46204

Re: Letter of Support & Partnership Regarding Federal Grant Opportunity:  
EPA-OSWER-OBLR-12-08  
FY 2013 Brownfields Revolving Loan Fund Grant Application – Indianapolis

Dear Mr. Meyer:

The United NorthWest Area, Inc. is happy to support the City of Indianapolis' request to the U.S. Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant. We are pleased with the City's continued commitment to neighborhood revitalization and are especially excited that this grant will establish a sorely needed funding source for brownfields cleanup.

The United NorthWest Area, Inc. was founded in 1970 to be an advocacy for the people in the area, and to address the needs and concerns of the people. Our area of service is 16th Street to the South, White River to the West, 38th Street to the North, and I-65/Dr. Martin Luther King Jr. Street to the East. Our current campaign is to renew, rebuild, and empower the residents, businesses, and churches in our area as well as encourage new growth, development, and investments in our area.

We realize that without this grant, neither the City nor private developers will have the resources necessary to clean up and redevelop the brownfields contributing to the blight of the neighborhood we serve. We are confident that funding provided by the EPA to establish a Revolving Loan Fund will be appropriately used as a sustainable source of brownfields cleanup funds across the county.

If Indianapolis is awarded this grant, The United NorthWest Area is committed to partnering with the City throughout grant implementation. We have the resources to conduct community outreach and education, and to assist in planning efforts, site identification and prioritization.

Again, please consider this full endorsement of the City of Indianapolis' Revolving Loan Fund Grant Application. This funding is essential to brownfields redevelopment in the county.

Sincerely,

*Shelley D. Covington*

Shelley D. Covington

***Renew!***

***Rebuild!***

***Empower!***



October 16, 2012

**Westside Community Development Corporation  
2219 W. Michigan  
Brownfield Site**

### **Introduction and History**

Westside Community Development Corporation (WCDC) owns the former Shell Bulk Oil Facility at 2219 West Michigan Street, Indianapolis, IN 46222. As part of this effort, the City of Indianapolis demolished old industrial buildings and did environmental cleanup on a large set of lots in the 2100 and 2200 blocks of West Michigan. At the conclusion of the cleanup, the City transferred title to the property to WCDC. WCDC then entered Indiana Department of Environmental Management's (IDEM's) Voluntary Remediation Program (VRP). In 2004, WCDC received a Certificate of Completion of the VRP from IDEM. Land on the northeast corner was developed for the new Haughville Library. In late 2010 WCDC requested a Site Status Letter, which IDEM issued in May 2011 for the remaining four-plus acres. That letter stated that there are a number of restrictions on the property, including not allowing the development of housing, child day care facilities, or educational facilities for children, due to the persistence of certain contaminants of concern in the groundwater. WCDC has applied to the Neighborhood Brownfield Initiative to test existing wells and drill new wells to re-profile the groundwater environmental conditions.

### **How a Revolving Fund Could Help**

The overall objective of this project is to complete environmental investigations in the subject property and reconsider its intended future commercial / industrial or residential use. The results of further testing will guide the redevelopment of the site. At the very least, there will be filing and administrative fees associated with a new site status letter. Further cleanup or special building considerations will also need special funding that an EPA revolving loan fund could be used for as part of the predevelopment of the site. These improvements could extend the range of how the lot could be developed. It is anticipated that funds could be repaid with the resulting development.

**Phil Votaw  
Executive Director**

Planning and Development  
for the Near West Community

**Phil Votaw  
Executive Director**

2232 W. Michigan St.  
Indianapolis, IN 46222

317 • 684 • 0611

FAX 317 • 684 • 0696

plvotaw@indy.rr.com





3838 North Rural Street • Indianapolis, IN 46205 • PH 317-221-2000  
[www.mchd.com](http://www.mchd.com)

Prevent. Promote. Protect.

November 1, 2012

Stephen A. Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 E. Washington St., Suite 2034  
Indianapolis, IN 46204

Dear Mr. Meyer:

On behalf of the Marion County Public Health Department (MCPHD), I am pleased to submit this letter of support for the City of Indianapolis Department of Metropolitan Development Division of Community Economic Development's application for a US EPA Revolving Loan Fund to make low interest loans for the clean-up and remediation of brownfield properties within the City of Indianapolis.

If the Department of Metropolitan Development is awarded the grant, the MCPHD will be pleased to partner on this project. We will assist in the implementation of this grant project by providing health data before, during, and after the term of this grant project and will track health indicators in the affected neighborhoods. In addition, as an added demonstration of our eagerness to assist in the goals of the City's prospective Brownfield Revolving Loan Fund Grant Project, MCPHD would be willing to appoint a staff member to serve on the City's Brownfield Revolving Loan Steering Committee.

Marion County Public Health Department fully supports the City and its request to receive a \$1 million US EPA Revolving Loan Fund. It will be an encouragement to future redevelopment in the area and an enhancement to all brownfield areas of Indianapolis.

Sincerely,

A handwritten signature in black ink that reads 'Virginia A. Caine'.

Virginia A. Caine, M.D.  
Director



**INDIANAPOLIS METROPOLITAN PLANNING ORGANIZATION**  
Planning the transportation future for the Indianapolis region

---

October 18, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 East Washington Street, Room 2042  
Indianapolis, Indiana 46204

Dear Steve:

As Executive Director of the Indianapolis Metropolitan Planning Organization (IMPO) I am writing to express the support of our agency for the City of Indianapolis' recent application to the EPA for the \$1 million Brownfield Revolving Loan Fund. We understand the importance of such a fund as it would provide low interest loans for clean-up work at the many brownfield properties throughout Indianapolis.

As part of our agency's efforts aimed at improving multimodal transportation in the Indianapolis region, we utilize "complete streets" strategies to enhance the livability and walkability of neighborhoods. This has been a key component of our planning process for several years now. As part of improving neighborhoods throughout the region, we also know how important it is to be able to assist with cleanup efforts in brownfield areas. This can make a large difference in allowing some of the planned neighborhood improvements to occur.

We are close partners with the Department of Metropolitan Development and are well aware of the strong interrelationships between transportation planning and housing development, business development and neighborhood revitalization efforts in general. Assisting with brownfields cleanup is a critical component of these efforts and it must be addressed in order for many of the redevelopment opportunities to occur in some of the struggling areas within Indianapolis.

Again, the IMPO supports your application for the \$1 million Brownfield Revolving Loan Fund made available through the United States Environmental Protection Agency. I hope the application is successful and we look forward to continuing to work together on our many inter-related projects.

Sincerely,

A handwritten signature in dark ink, appearing to read "Anna M. Tyszkiewicz", is written over the typed name and title.

Anna M. Tyszkiewicz, Executive Director  
Indianapolis Metropolitan Planning Organization  
200 E. Washington Street, Suite 1922  
Indianapolis, IN 46204

**CAMBRIDGE CAPITAL  
MANAGEMENT CORP.**

4181 East 96th Street  
Suite 200  
Indianapolis, IN  
46240  
(317) 844-9810  
Fax (317) 844-9815



October 15, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
City of Indianapolis Department of Metropolitan Development  
200 East Washington Street, Room 2042  
Indianapolis, IN 46204

Dear Mr. Meyer,

We are writing to support the RFP response being submitted by the City of Indianapolis for the US EPA Brownfield Revolving Loan Fund.

Cambridge Capital Management Corp. is a manager of non traditional sources of funding. In this capacity we have provided more than \$520 million to more than 1200 Indiana companies. Most of the projects have involved real estate. When one of these properties is identified as contaminated, we are not able to find a lender to move forward.

With this revolving loan fund in place, these properties would be cleaned up and put back to productive use. When the property is clean, conventional lenders would step in and move forward providing financing on these properties.

We are happy to support the application and believe it will have many positive impacts on the community.

Feel free to call or contact me if there are any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jean Wojtowicz", written over the typed name and title. The signature is fluid and cursive, with a large loop at the end.

Jean Wojtowicz  
President



600 East 96th Street  
Suite 100  
Indianapolis, IN 46240  
[www.dukerealty.com](http://www.dukerealty.com)

October 18, 2012

Mr. Steven Meyer, Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
Community Economic Development Division  
200 East Washington Street, Room 2042  
Indianapolis, IN 46204

Re: Letter of Support & Partnership regarding Federal Grant Opportunity: EPA-OSWER-OBLR-12-08  
FY 2013 Brownfields Revolving Loan Fund Grant Application – Indianapolis

Dear Mr. Meyer:

Duke Realty is happy to support the City of Indianapolis' request to the US Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant. We are pleased with the City's continued commitment to neighborhood revitalization and are especially excited that this grant will establish a sorely needed funding source for brownfields cleanup.

We realize that without this grant, neither the City nor private developers will have the resources necessary to clean up and redevelop the brownfields contributing to the blight of the neighborhood we serve. Duke Realty has been involved in several brownfields redevelopments in other states where we were successful in returning the sites to facilities that became taxpaying entities.

I believe that the funding provided by the EPA to establish a Revolving Loan Fund will be appropriately used as a sustainable source of brownfields cleanup funds across the county, and more specifically in the Indianapolis, Indiana area.

If Indianapolis is awarded this grant Duke Realty will use our resources to help market and potentially reclaim some of the noted brownfields.

Again, please consider this full endorsement of the City of Indianapolis' Revolving Loan Fund Grant Application. This funding is essential to brownfields redevelopment in the county.

Sincerely,

A handwritten signature in black ink that reads "Charlie Podell".

Charles E. Podell  
Senior Vice President  
Indiana Operations





# CORE REDEVELOPMENT

549 N. Senate Ave  
Indianapolis, IN 46204

November 8, 2012

Mr. Steven Meyer  
Brownfield Redevelopment Coordinator  
Department of Metropolitan Development  
200 E. Washington Street, Room 2042  
Indianapolis, IN 46204

Re: Letter of Support Regarding Federal Grant Opportunity and EPA-OSWER-OBLR-12-08-FY2013 Brownfield Revolving Loan Fund Grant.

Dear Mr. Meyer

Core Redevelopment supports the City of Indianapolis request to the U.S. Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant. This grant will fill a need for brownfield cleanup in the city.

As an urban developer, we cannot cover the cost of brownfield cleanup. We provide affordable urban for- rent housing and I cannot cover the cost of extensive brownfield remediation in the costs of our developments.

I am confident that funding this revolving loan fund will be used appropriately as a sustainable source of brownfields cleanup funding.

We, as a property owner in the area, would be able to develop a longstanding brownfield site benefiting the neighborhood by bringing numerous new families to the area.

Again, please consider this full endorsement of the City of Indianapolis Revolving Loan Fund Grant Application.

Sincerely,



John Watson, Managing Member

## **ATTACHMENT E**

### **SPECIAL CONSIDERATIONS CHECKLIST**

## Attachment E

### Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☒ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.
- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☒ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☒ Community is implementing green remediation plans

**Community is impacted by recent natural disaster(s)**

Marion County has experienced 7 federally declared national disasters or emergencies since 2005.

Declaration Number	Declaration Date	Start Date	End Date	Description
S3380 <sup>1</sup>	09/05/2012	02/01/2012	Continuing	Excessive heat, frost, freeze, and drought
S3293 <sup>1</sup>	07/16/2012	07/10/2012	Continuing	Drought
S3230 <sup>1</sup>	1/27/2012	07/01/2011	10/18/2011	Drought and excessive heat
DR-1766 <sup>2</sup>	06/08/2008	05/30/2008	06/27/2008	Severe Storms and Flooding
EM-3274 <sup>2</sup>	03/12/2007	02/12/2007	02/14/2007	Snow
EM-3238 <sup>2</sup>	09/10/2005	8/29/2005	10/1/2005	Hurricane Katrina Evacuation
DR-1573 <sup>2</sup>	01/11/2005	01/01/2005	02/11/2005	Severe Winter Storms and Flooding

<sup>1</sup>Declared by the US Department of Agriculture

(<http://www.fsa.usda.gov/FSA/webapp?area=home&subject=diap&topic=landing>)

<sup>2</sup>Declared by the Federal Emergency Management Agency (<http://www.fema.gov/disasters>)

**Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.**

Amounts and type of leveraging commitments are included in the application narrative (2biii). A letter from the Mr. Richard May, Assistant Administrator for Community Economic Development, documenting this leveraging commitment is included in Attachment F.

**Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions.**

The closure of four large automotive manufacturing facilities, and subsequent layoffs at their suppliers, has caused the loss of over 6,500 jobs. In September 2012, the City was awarded a Short-Term Planning Assistance Grant by the Economic Development Administration (EDA) to fund planning activities related to the reuse of these abandoned properties. Please find the award letter attached.

Company Name	Supplier to or Subsidiary of:				Grand Total
	Chrysler	Ford Motor Company	General Motors	Navistar	
Automotive Components Holdings, LLC		88			
Daimler Chrysler	881				
Ford Motor Company		630			
General Motors Stamping Plant			785		
International Truck & Engine Corp.				417	
Navistar				2342	
Navistar (dba-Indpls Casting Corp.)				415	
Navistar (including Foundry)				512	
Visteon		231			
Visteon Indianapolis		200			
<b>Indianapolis Total</b>	<b>881</b>	<b>1149</b>	<b>785</b>	<b>3686</b>	<b>6501</b>

Source: Indiana Department of Workforce Development, Dislocated Worker Unit

**Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area**

In 2010, the City received a HUD Community Challenge Planning Grant to fund Indy Rezone, an initiative aimed at updating obsolete zoning ordinances and plans to encourage sustainable development. The project is City-wide and, when complete, will promote sustainable redevelopment of the brownfields remediated through this EPA grant opportunity. Please see the attached HUD-2995 form as documentation.

**Community is implementing green remediation plans**

The City of Indianapolis is dedicated to becoming a leader in sustainability. To that end, the City encourages the use of green site investigation and remediation techniques wherever possible. Such techniques may include in-situ data loggers, direct-push drilling, idling reduction plans for equipment, and treatment system optimization.



U.S. DEPARTMENT OF COMMERCE  
Economic Development Administration  
CHICAGO REGIONAL OFFICE  
111 N. CANAL ST., SUITE 855  
CHICAGO, ILLINOIS 60606-7208

SEP 14 2012

Mr. Michael Huber  
Deputy Mayor  
City of Indianapolis  
200 E Washington Street, Suite 1821  
Indianapolis, IN 46204

RE: EDA Investment Number 06-87-05775

Dear Mr. Huber:


We are pleased to inform you that the Economic Development Administration has approved a Financial Assistance Award in an amount not to exceed \$157,392 in response to your application for Short-term Planning Assistance funding to support the Indy FastTrack: Strategic Revitalization Plan.

The total project cost is \$314,784 which is based on the line item estimates contained in the Special Award Conditions.

Enclosed are three signed copies of the Financial Assistance Award. Your agreement to the terms and conditions of the Award should be indicated by the signature of your principal officials on all three copies of the Award. Two of the executed copies should be returned to the Director, Chicago Regional Office, 111 N. Canal Street, Suite 855, Chicago, Illinois 60606-7208. If not signed and returned within 30 days of the date of this letter, the Grants Officer may declare the Award null and void.

You are cautioned not to make any commitments in reliance on this Award, nor to enter into negotiations relative hereto, until you have carefully reviewed the terms and conditions and have determined that you are in compliance or that you can comply therewith. Any commitments or undertakings entered into prior to obtaining the approval of the Government in accordance with its regulations and requirements will be at your own risk.

Sincerely,

  
for Jeannette P. Tamayo  
Regional Director

Enclosures



☒ GRANT ☐ COOPERATIVE AGREEMENT

## FINANCIAL ASSISTANCE AWARD

AWARD PERIOD  
October 1, 2012 through March 31, 2014

RECIPIENT NAME  
City of Indianapolis, Indiana

AWARD NUMBER  
06-87-05775

STREET ADDRESS  
200 E Washington Street, Suite 1821

FEDERAL SHARE OF COST  
\$ 157,392

CITY, STATE, ZIP CODE  
Indianapolis, IN 46204

RECIPIENT SHARE OF COST  
\$ 157,392

AUTHORITY  
Public Works and Economic Development Act of 1965 (42 U.S.C. 3121 et seq.), as amended, including the comprehensive amendments made by the Economic Development Administration Reauthorization Act of 2004 (P.L. 108-373)

TOTAL ESTIMATED COST  
\$ 314,784

CFDA NO. AND PROJECT TITLE  
11.302 Short-term Planning Assistance: Indy FastTrack: Strategic Revitalization Plan

BUREAU	FUND	FCFY	PROJECT-TASK	ORGANIZATION	OBJECT CLASS
EDA	40	12	05775-00	06	411000

This Award approved by the Grants Officer is issued in triplicate and constitutes an obligation of Federal funding. By signing the three documents, the Recipient(s) agrees to comply with the Award provisions checked below and attached. Upon acceptance by the Recipient(s), two signed Award documents shall be returned to the Grants Officer and one document shall be retained by the Recipient(s). If not signed and returned without modification by the Recipient(s) within 30 days of receipt, the Grants Officer may unilaterally terminate this Award.

- ☒ 13 C.F.R. Chapter III, Economic Development Administration, Department of Commerce Regulations
- ☒ Department of Commerce Financial Assistance Standard Terms and Conditions (March 2008)
- ☒ Special Award Conditions
- ☒ Line Item Budget
- ☐ 15 CFR Part 14, Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, Other Nonprofit, and Commercial Organizations
- ☒ 15 CFR Part 24, Uniform Administrative Requirements for Grants and Agreements to State and Local Governments
- ☐ OMB Circular A-21, Cost Principles for Educational Institutions
- ☒ OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments
- ☐ OMB Circular A-122, Cost Principles for Nonprofit Organizations
- ☒ 48 CFR Part 31, Contract Cost Principles and Procedures
- ☒ OMB Circular A-133, Audits of States, Local Governments, and Nonprofit Organizations
- ☒ Other(s): EDA Standard Terms and Conditions: Capacity Building Programs

SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER

TITLE

DATE

TYPED NAME AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

TITLE

DATE

DERON S. KINTNER

Acting Regional Director  
Deputy Mayor FOR  
Economic Development

9-20-12  
9-25-12

**U.S. Department of Housing  
and Urban Development**

**Certification of Consistency with Sustainable Communities Planning and Implementation**

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name: **City of Indianapolis, Department of Metropolitan Development**

Name of the Federal Program to which the applicant is applying: **U.S. EPA Brownfields Revolving Loan Grant EPA-OSWER-OBLR-12-08**

Name of the Preferred Sustainable Communities Status Community: **City of Indianapolis**

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.



Name of the Official Authorized to Certify the Preferred  
Sustainable Communities Status meets  
the above criteria to receive bonus points:

Tammara L. Tracy

Title: Principal Planner II

Organization: City of Indianapolis, Department of Metropolitan Development

Signature: *John Neal for TT*

Date: 11/29/2012  
(mm/dd/yyyy)

## **ATTACHMENT F**

### **LEVERAGED FUNDS DOCUMENTATION**

November 7, 2012

Mr. Steven Meyer  
Brownfield Redevelopment Coordinator  
City of Indianapolis Department of Metropolitan Development  
200 East Washington Street, Room 2042  
Indianapolis, Indiana 46024

Subject: Leveraged Funds Resulting from Federal Grant Opportunity EPA-OSWER-OBLR-12-08, FY13  
Brownfield Revolving Loan Fund Grant Application-City of Indianapolis

Dear Mr. Meyer:

I am writing to detail the leveraging opportunities that the approval of a Brownfield Revolving Loan Fund Grant from the United States Environmental Protection Agency (EPA) to the City of Indianapolis will create. A Brownfield Revolving Loan Fund Grant will assist in the funding of environmental remediation of contaminated sites. These cleanups will help the City and private developers reuse vacant brownfields in Indianapolis, especially those in economically disadvantaged neighborhoods.

The EPA Revolving Loan Fund Grant funds will leverage ten (10) major funding sources:

- Community Development Block Grant (CDBG) funds from the United States Department of Housing and Community Development (HUD)
- Local Initiatives Support Corporation (USC) Neighborhood Brownfield Initiative (NBI) Program
- HUD Community Challenge Planning Grant
- FY12 EPA Community Wide Assessment Grant
- FY12 EDA Short Term Planning Grant
- HUD Section 108 Loan
- Tax Increment Financing (TIF)
- FY13 EPA Community Wide Assessment Grant
- FY13 EPA Area-Wide Planning Grant
- In-kind Services.

The City has annually committed \$150,000 of its CDBG allocation to assist brownfield redevelopment activities, and the City plans to continue this annual commitment in future years as long as HUD continues to award an entitlement grant to the City. These funds are utilized for the assessment, cleanup, and redevelopment of brownfield properties.

Fifty thousand dollars of our CDBG funds are annually allocated to match forty thousand dollars from the Local Initiatives Support Corporation (LISC) to fund the LISC Neighborhood Brownfield Initiative. LISC is a national non-profit corporation that supports low and moderate income neighborhoods and community development corporations throughout the United States, including Indianapolis. This public/private partnership provides funding for brownfield assessment and remediation activities in Indianapolis' central city neighborhoods.

**Department of Metropolitan Development  
Division of Community Economic Development**  
2042 City- County Building  
200 East Washington Street  
Indianapolis, Indiana 46204  
317.327.5355 (O)  
317.327.5908 (F)  
<http://www.indy.gov>

In 2010, HUD awarded Indianapolis \$1,197,622 under the Community Challenge Planning Grant Program. This grant has helped fund Indy Rezone, a pilot program to modify zoning to create a more sustainable built environment encompassing the EPA/HUD/DOT Livability Principles. Indy Rezone has focused its efforts on older neighborhoods with brownfield properties and identified zoning solutions for the redevelopment of these sites.

In 2012, the City received a \$400,000 EPA Brownfields Community-Wide Assessment grant targeted to the Smart Growth Redevelopment District (SGRD) on the city's near northeast side. This grant will fund Phase I and II Environmental Site Assessments on high priority brownfields in this area. Those sites with identified contamination may be eligible for cleanup funds under the Revolving Loan Fund program.

Also in 2012, the City received a \$157,000 Economic Development Administration (EDA) grant to fund redevelopment planning efforts targeted to four recently abandoned automotive sites in Indianapolis. This planning effort can help to inform future environmental remediation of these sites which may be funded by the RLF.

The City received \$39 million from HUD under the Section 108 loan program. Funds are borrowed by the City from HUD at low interest rates and lent to developers and property owners at competitive interest rates. The loans will benefit low and moderate income people and are used for redevelopment purposes including the remediation and redevelopment of brownfield properties.

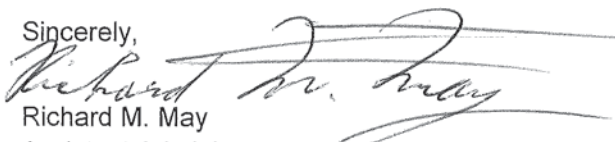
The RLF grant will also leverage Tax Increment Financing (TIF) funds from the 38 TIF Districts across the city. Once brownfield properties are remediated, they can be redeveloped with the use of TIF funds. TIF funds can be used for real estate acquisition, clean-up, infrastructure, and other redevelopment costs.

The City is applying for a FY13 EPA Community Wide Brownfield Assessment grant targeted to the United Northwest Area (UNWA) on the city's near northwest side. This grant will fund Phase I and II Environmental Site Assessments on high priority brownfields in this area. Sites identified and assessed as a part of this grant may be eligible for cleanup funds under the RLF.

The City is also applying for FY13 EPA Area-Wide Planning grant targeted to UNWA. This planning effort is focused on several high priority brownfield sites which may require environmental remediation which can be funded through the RLF program.

I can be reached at (317) 327-3701 if you have any questions or if you need additional information regarding the funding that will be successfully leveraged from the EPA Brownfield Revolving Loan Fund Grant.

Sincerely,

  
Richard M. May  
Assistant Administrator

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/29/2012

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Indianapolis

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

35-6001063

\* c. Organizational DUNS:

0678908480000

d. Address:

\* Street1:

200 East Washington Street

Street2:

Room 2042

\* City:

Indianapolis

County/Parish:

\* State:

IN: Indiana

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

46204-3328

e. Organizational Unit:

Department Name:

Dept Metropolitan Development

Division Name:

Community and Economic Develop

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Steven

Middle Name:

\* Last Name:

Meyer

Suffix:

Title:

Brownfield Redevelopment Coordinator

Organizational Affiliation:

\* Telephone Number:

(317) 327-5845

Fax Number:

(317) 327-5908

\* Email:

steven.meyer@indy.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-12-08

\* Title:

FY13 Guidelines for Brownfields Revolving Loan Fund Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Establish a Revolving Loan Fund for Indianapolis-Marion County

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**\* a. Federal \* b. Applicant \* c. State \* d. Local \* e. Other \* f. Program Income \* g. TOTAL **\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**Prefix: \* First Name: Middle Name: \* Last Name: Suffix: \* Title: \* Telephone Number: Fax Number: \* Email: \* Signature of Authorized Representative: \* Date Signed:

# BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006  
Expiration Date: 06/30/2014

## SECTION A - BUDGET SUMMARY

Grant Program Function or Activity  (a)	Catalog of Federal Domestic Assistance Number  (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Brownfield Revolving Loan Fund - Hazardous	66.818	\$	\$	\$ 750,000.00	\$ 150,000.00	\$ 900,000.00
2. Brownfield Revolving Loan Fund - Petroleum	66.818			250,000.00	50,000.00	300,000.00
3.						
4.						
5. Totals		\$	\$	\$ 1,000,000.00	\$ 200,000.00	\$ 1,200,000.00



### SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1) <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;">Brownfield Revolving Loan Fund - Hazardous</div>	(2) <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;">Brownfield Revolving Loan Fund - Petroleum</div>	(3) <div style="border: 1px solid black; height: 150px;"></div>	(4) <div style="border: 1px solid black; height: 150px;"></div>	
<b>a. Personnel</b>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">27,300.00</div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">9,100.00</div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">36,400.00</div>
<b>b. Fringe Benefits</b>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
<b>c. Travel</b>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
<b>d. Equipment</b>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
<b>e. Supplies</b>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
<b>f. Contractual</b>	<div style="border: 1px solid black; width: 100px; text-align: right;">85,200.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">28,400.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">113,600.00</div>
<b>g. Construction</b>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
<b>h. Other</b>	<div style="border: 1px solid black; width: 100px; text-align: right;">637,500.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">212,500.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">850,000.00</div>
<b>i. Total Direct Charges (sum of 6a-6h)</b>	<div style="border: 1px solid black; width: 100px; text-align: right;">750,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">250,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">1,000,000.00</div>
<b>j. Indirect Charges</b>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>
<b>k. TOTALS (sum of 6i and 6j)</b>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">750,000.00</div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">250,000.00</div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">1,000,000.00</div>
<b>7. Program Income</b>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>

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**SECTION C - NON-FEDERAL RESOURCES**

(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8.	Brownfield Revolving Loan Fund	\$ 200,000.00	\$	\$	\$ 200,000.00
9.					
10.					
11.					
12. TOTAL (sum of lines 8-11)		\$ 200,000.00	\$	\$	\$ 200,000.00

**SECTION D - FORECASTED CASH NEEDS**

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 1,000,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
14. Non-Federal	\$ 200,000.00	50,000.00	50,000.00	50,000.00	50,000.00
15. TOTAL (sum of lines 13 and 14)	\$ 1,200,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00

**SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT**

(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)			
		(b)First	(c) Second	(d) Third	(e) Fourth
16.	Brownfield Revolving Loan Fund	\$	\$	\$	\$
17.					
18.					
19.					
20. TOTAL (sum of lines 16 - 19)		\$	\$	\$	\$

**SECTION F - OTHER BUDGET INFORMATION**

21. Direct Charges:		22. Indirect Charges:	
23. Remarks:			

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